

**MYRTLE TRACE HOMEOWNERS ASSOCIATION**  
**CONWAY, SOUTH CAROLINA**

**BOARD OF DIRECTORS MEETING – October 21, 2015**

**CALL TO ORDER:** The meeting was called to order by Board President, Les Gerhart, at 9:00 a.m.

**ATTENDANCE:** Board Members: Les Gerhart, Mary Johnsen, Dusty Rhodes, Ellen Elliott  
Committee Members: Pat Paxson - Activities Committee, Pat Hosford - Architectural Review Committee, Ted Ackley - Communications Committee, Nancy Southard - Property Committee  
Also present were Dan Seeds, Nancy Seeds, Jim Luneke, Peter Bevan, Kurt Angersbach, Bill Fox, Barb Artz, Dave Smyth, Terri Eisenhardt and Diane Gascoigne

Les shared with everyone that he received a letter of resignation from Ray Binis for his position on the Myrtle Trace Board. Les said the Board accepts this resignation with regret and requested Diane to prepare a letter of appreciation for his service.

**Ellen Elliott moved and Dusty Rhodes seconded the motion to accept Ray Binis' resignation with regret and thanks for his two years of service. All were in favor and the motion passed unanimously.**

Les said the Board wanted to fill this position as quickly as possible and Dave Smyth has agreed to serve in this capacity.

**Les Gerhart moved and Dusty Rhodes seconded the motion to accept Dave Smyth as the new Myrtle Trace Board of Directors member. All were in favor and the motion passed unanimously.**

**SOUND SYSTEM MODIFICATIONS:**

Kurt Angersbach made a request to have a couple of items added to the present sound system. He asked that two audio connections be reconnected that were undone when the new system was installed. Kurt said the wires are already in place. Bill Fox has a quote from Sound Systems, Inc. for \$491.40 to make these changes. Bill and his committee feel it is an appropriate change to make. Currently electrical cords have to be run for a lot of the things held in the Clubhouse and it is a danger to people who might trip on them. Sound Systems, Inc. said they would only make the addition if they put in new wiring at the same time. Les asked Bill Fox about a timeframe and if it would be done before the Veteran's Day celebration. Bill will look into it. Les also asked Bill to find out what Sound System's conditions are for payment.

**Dusty Rhodes moved and Dave Smyth seconded the motion to modify the existing sound system to add the proposed changes at a cost of \$491.40. All were in favor and the motion passed unanimously.**

**NOTE OF PASSING RESIDENTS:**

Jeff Blacker of 120 Boxwood Lane on September 19, 2015

Georgine Ebert of 117 Cedar Ridge Lane on September 24, 2015

**NOTE OF NEW OWNERS:**

Susan Greenfield – 139 Hickory Drive, August 28, 2015  
Glenn and Sylvia Curnow – 112 Juneberry Lane, September 11, 2015  
David and Mary Richter – 140 Myrtle Trace Drive, September 17, 2015  
Harry and Ann Campbell – 101 Laurelwood Lane, September 21, 2015  
Charles L. and Linda Sue Siehler – 104 Walnut Circle, October 2, 2015  
Paul L. and Lourdes C. Morris – 125 Hickory Drive, October 13, 2015

**APPROVAL OF MINUTES:**

**Ellen Elliott moved and Mary Johnsen seconded that the minutes of the September 16, 2015 Board Meeting be approved. All were in favor and the motion passed unanimously.**

**COMMITTEE REPORTS:**

**ACTIVITIES COMMITTEE** – The written report for the Activities Committee was accepted. Pat questioned whether the Board needed to know who reserves the Clubhouse and how many reservations are made for each event. Les said the Board does not need to have this information.

**ARCHITECTURAL REVIEW COMMITTEE** – There were three reports for the Architectural Review Committee and they were all accepted as written. Ellen asked Pat if the ARC Committee has a new member. Pat said she thinks they do and will let the Board know when it is certain. The ARC Committee could use one more member but they are operating alright with the amount they have. Pat asked the Board for an amendment to the ARC Guidelines. Currently two standards for dog runs are allowed in the community. There is a new type of dog run available in black aluminum that looks similar to the fence at the Clubhouse. It is unobtrusive, no taller than 4 feet and would not be visible from the street. It is much easier to install and care for. Pat asked that it be added to the ARC Committee's list of acceptable dog runs.

**Dusty Rhodes moved and Les Gerhart seconded the motion to amend the Architectural Review Committee's guidelines to add this new type of dog run. All were in favor and the motion passed unanimously.**

**PROPERTY COMMITTEE** - The written report of the Property Committee was accepted. Nancy said there were no major issues. Les asked Nancy if there were any problems from the flood. Nancy said she talked to Al Hardee and our system worked as well as it should. When there is as much water as we had in the Thousand Year Storm there is always cause for concern. A few homes were impacted, but the system did what it was designed to do.

**COMMUNICATIONS COMMITTEE** – The written report of the Communications Committee was accepted. Ted said he met with Charlie Engle and he gave us a link to the new website. It is in progress and Charlie hopes to have it ready for final approval by November 1<sup>st</sup>. Many items have already been posted to the site. Les said he has seen what Charlie has done so far and thinks it is an improvement with the print being larger and it seems

simpler than the site we now have. Les and Ted have arranged to have the new website on-line so the rest of the Board members can look at it.

**TREASURER'S REPORT** – Mary said there were a couple of unexpected expenditures; pool handrails and a pump and gate decals. YTD the association is under budget except for electricity. Mary said she expects the budget to remain in sound financial condition for the rest of the year. Les said with all the pool problems the community has experienced, it is good to see we are rising above.

**Dusty Rhodes moved and Ellen Elliott seconded that the Treasurer's Report be accepted as submitted and filed for audit. All were in favor and the motion passed unanimously.**

**BOARD OF DIRECTOR'S BUSINESS ITEMS:**

- Implementation of New Accounting System. Les asked Jim Luneke if we are on-line to accept the new accounting system. Jim said everything has been turned over to the new accountant to load onto the cloud. We should be on-line by the middle of November. Training sessions will take place with live data. The system will run parallel to Dan Seed's system at this point to be sure everything is correct.
- Board Listening Session. Les apologized that the Budget meeting and Listening Session ran together. The biggest problem from the Listening Session appears to be animals, specifically cats and geese. Les said it would be nice if no one fed the wild animals. Les said he is trying to respond to everyone who came to the session with a question and gave their name.
- Flooding. Pat Hosford said some residents did have problems from the water. She described in detail the areas affected and how Hall Development had originally put drainage in those areas to help water go into the nearby retention ponds. The residents affected are requesting assistance from the Board to check the drainage to be sure it is working properly and to check the swale as well. They feel they should get some assistance from the Home Owners Association since Hall Development put the drainage in. Much discussion was held on this matter. Pat requested that someone look at the ditches and be sure they are draining properly. The part underground that Hall did is what Pat is concerned with. Les asked Nancy Southard to take a look at this and bring it back to the Board including how many properties are affected by this and the scope of the problem. Nancy asked Dave Smyth to assist her and he readily agreed.

**CORRESPONDENCE:**

The Board received a thank you from the family of Joan Paradiso and the family of Georgine Ebert for memorial gifts given. The Board also received a letter of thanks from The Shepherd's Table for the gift in remembrance of Sally Herstine.

**REMARKS FOR THE GOOD OF THE ORDER:**

Ellen said the Nominating Committee has had two meetings. Names may still be submitted for nomination to the Board.

Mary thanked Dave Smyth for accepting the vacant Board position.

Les said he is very happy to see our finances back to where they should be and again emphasized the fact that our retention ponds did work.

Dusty said he is still learning and is glad to be a part of the Board.

Dave thanked the Board for having the confidence in him to approach him to be a part of the Board.

**A motion was made by Ellen Elliott and seconded by Mary Johnsen that the meeting be adjourned at 9:55a.m. All were in favor and the motion passed unanimously.**

Respectfully submitted,

Diane Gascoigne, Recording Secretary